

BENT TREE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

January 23, 2019

Eastpointe Country Club

13535 Eastpointe Blvd., Palm Beach Gardens, FL 33418

MINUTES

Call to Order and Determination of Quorum:

Present were: Andrea “Andi” Ciampi, President

Eric Larriviere, Vice President

Allen Arnett, Secretary

Jim Levin, Treasurer

Nick Bereschak, Director

Those present represent a quorum. Andi called the meeting to order at 7:02 pm. Patti Padron, LCAM from Campbell Management was present and 1 homeowner was also in attendance.

Approval of Minutes: Allen made a motion to approve the minutes of the October 24, 2018 meeting with 1 correction. The motion was seconded by Eric and the motion carried unanimously.

Financial Report: Jim reported on the year-end financials and went over his report distributed to the Board. Andi also reported that the insurance claim for the lightening damages done to the gate equipment and irrigation is still pending and the adjuster is recommending approval. Andi thanked Patti for her work with Evan on obtaining the contractor affidavits.

Committee Reports:

ARC – Jim reported on recent ARC applications all of which were approved or with conditions.

- 437- generator
- 456- shutters
- 319 Bent Tree – 2 palms – conditional approval
- 313 – re-landscape
- 177 Bent Tree – pavers and re-paint house
- 123 – hedge along fence

Landscape – Andi reported that Ground Up has trimmed the front yard trees and also along Central Blvd. FGU needs to notify Patti in advance so that the community can be informed. **Nick made a motion to approve the macho fern proposal for 2 locations FGU. The motion was seconded by Eric and the motion carried unanimously.**

Pool – Andi reported that the pool is looking great and Patti has ordered a new top for one of the tables.

Radar signs data – Nick reported on the traffic signs since the last meeting. Results showed that speeding is down. The Woodview sign still shows a little higher than Bent Tree sign.

Violations – Jim questioned the status of the road from the accident. Patti reported that the owner of 144 has contacted several pressure cleaners and due to the amount of time that has passed, the stains will not come out of the asphalt. Patti was asked to get prices for resurfacing the neighborhood.

Fining – 139 Bent Tree – has not cured the violation to remove the circle of blocks from the front yard. The fine is \$100 per day up to \$1,000. Patti explained that a 14 day hearing notice will be sent. The Board suggested that the hearing be set for 6:30 on February 27, 2019 which is ½ prior to the Board meeting.

Old Business: None

New Business:

Mailboxes – Andi reported that a sample mailbox box is in Jim’s garage and for those that have not seen it to check it out. The proposals were discussed and Patti was asked to check with SFM on a discount and warranty to match BMC. Jim explained that the funds would come from reserves.

Trash cans for pool area – Patti showed another type at the meeting which cost \$39 each and they were approved. Patti was asked to order 3 in beige and if not available the second choice is brown.

Sidewalk concrete repair proposals – Patti reported that she is awaiting another proposal.

Golf cart Rule – Andi explained why the rule is needed. Evan looked at the issue and stated that a rule change could be made to disallow them. Andi asked Patti to draft the rule based on Evan’s recommendation and send to Andi for her review so it can be discussed at the next meeting. The rules and regulations would then be revised and sent to the community.

Rental List Wait Policy – The draft policy was reviewed and Andi will make some minor changes and then send to Patti to be included in the revised Rules and Regulations. Andi reported that Patti has worked diligently to get the lease list up to date since FSR did not provide all the records. We will now have an accurate record of all leases.

Gate operator proposals – There were questions from the Board on Bartlett’s proposal. Patti will look into it and get back to the Board.

Other Business:

Central Boulevard sidewalks – Patti was asked to have them checked for trip hazards.

Jon Arck agreed to serve on the ARC committee and was welcomed.

Adjournment: Meeting was duly adjourned at 8:24 pm.

Respectfully submitted,
Patti Padron, LCAM
Campbell Property Management